



LEGAL DESCRIPTION

THE PLAT OF DAVIS LANDING, DIVISION NO. 1, EMBRACES THE FOLLOWING DESCRIBED TRACT OF LAND IN GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 33 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 26, THENCE SOUTH 89° 51' 18" EAST 1971.09 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 89° 51' 18" EAST 340.23 FEET TO THE SOUTH END OF THE LINE DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED FROM MARTIN N. CHAMBERLAIN AND SUSAN O. CHAMBERLAIN, HUSBAND AND WIFE, TO WAYNE A. CHAPMAN AND PATRICIA H. CHAPMAN, HUSBAND AND WIFE, RECORDED UNDER AUDITOR'S FILE NUMBER 244351; THENCE NORTHERLY ALONG SAID LINE AS FOLLOWS: NORTH 25° 05' 04" EAST 188.75 FEET; THENCE NORTH 9° 42' 58" EAST 120.77 FEET; THENCE NORTH 21° 41' 08" EAST 88.08 FEET; THENCE NORTH 59° 55' 38" EAST 149.02 FEET; THENCE NORTH 37° 38' 51" EAST 94.67 FEET; THENCE NORTH 0° 40' 20" EAST 616.31 FEET TO A POINT ON THE ADJUSTED MEANDER LINE, SAID POINT BEING THE NORTHERN TERMINUS OF SAID LINE; THENCE NORTH 64° 43' 06" WEST 1323.89 FEET ALONG SAID MEANDER LINE TO THE POINT OF INTERSECTION WITH THE PROLONGATION NORTHERLY OF THE EAST LINE OF THE COUNTY ROAD KNOWN AS THE BORGAN ROAD AS SHOWN ON THE PLAT OF EL-CAPTAIN BEACH RECORDED IN VOLUME 3 OF PLATS, PAGE 49, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE SOUTH 3° 35' 13" WEST 587.67 FEET ALONG SAID EAST LINE TO THE NORTHEAST LINE OF THE COUNTY ROAD KNOWN AS THE GREEN ROAD; THENCE SOUTH 23° 51' 52" EAST 117.95 FEET ALONG SAID NORTHEAST LINE TO A POINT ON THE NORTH LINE OF THE COUNTY ROAD KNOWN AS THE SILVER LAKE ROAD, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT WITH A RADIUS OF 720.00 FEET AND AN INITIAL COURSE OF SOUTH 73° 47' 26" EAST; THENCE EASTERLY 102.96 FEET ALONG SAID CURVE THROUGH AN ARC OF 8° 11' 35" TO THE TRUE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, HEREBY DECLARE THIS PLAT AND DEDICATE THE ROADS AND EASEMENTS SHOWN THEREON AS FOLLOWS:

THE USE OF TRACT B, THE SOUTH 10 FEET OF LOT 10, AND EASEMENTS B, D, E AND F BY PUGET SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, AND THE DAVIS LANDING OWNERS ASSOCIATION, AND THE ASSIGNS OF ALL COMPANIES AND ASSOCIATIONS LISTED ABOVE, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES. WHEN THE TERM "UTILITIES" IS USED HEREIN, IN ADDITION TO THE ORDINARY MEANING GIVEN THERETO, THAT TERM SHALL BE CONSTRUED TO INCLUDE TELEVISION ANTENNA SYSTEMS, COMMUNICATIONS AND SECURITY SYSTEMS AND OTHER FACILITIES RELATED THERETO.

TITLE IN FEE SIMPLE TO TRACT B AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF TRACT B, AND ALSO THE RIGHT TO DRAIN ALL ROADS AND EASEMENTS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROADS AND EASEMENTS ARE GRADED, IS HEREBY DEDICATED TO THE DAVIS LANDING OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, TO BE FORMED IN ACCORDANCE WITH THE LAWS OF THE STATE OF WASHINGTON. THE USE OF THE FOLLOWING EASEMENTS IS HEREBY DEDICATED TO THE DAVIS LANDING OWNERS ASSOCIATION:

PRIVATE EASEMENT A FOR WALKWAY, DRAINAGE, RECREATIONAL PURPOSES AND UTILITIES.  
EASEMENTS B, E AND F FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND UTILITIES.  
EASEMENT C FOR THE CONSTRUCTION AND MAINTENANCE OF A WATER WELL AND UTILITIES.

ALL CLAIMS FOR DAMAGES AGAINST THE DAVIS LANDING OWNERS ASSOCIATION WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE AND MAINTENANCE OF TRACT B AND EASEMENTS REFERRED TO ABOVE ARE HEREBY RELINQUISHED.

THE USE OF EASEMENT D FOR ROAD PURPOSES AND UTILITIES IS HEREBY DEDICATED TO MARTIN N. CHAMBERLAIN AND SUSAN O. CHAMBERLAIN, HIS WIFE, AND THEIR ASSIGNS.

ANY ROAD IN THIS PLAT FOR WHICH THE BOARD OF COUNTY COMMISSIONERS MAY BE PETITIONED TO ESTABLISH AS A COUNTY ROAD SHALL FIRST BE CONSTRUCTED TO CURRENT COUNTY STANDARDS.

THE WATER SYSTEM TO BE INSTALLED HEREIN, INCLUDING THE OTHER COMMUNITY FACILITIES INSTALLED IN SAID PLAT, ARE HEREBY DEDICATED TO THE USE AND ENJOYMENT OF ALL THE MEMBERS OF THE DAVIS LANDING OWNERS ASSOCIATION, SUBJECT TO THE RULES AND REGULATIONS THEREOF AS TO WATER RATES AND OTHER MATTERS.

Wayne A. Chapman  
Patricia H. Chapman  
Edith M. Davis

ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF ISLAND } ss

ON THIS DAY PERSONALLY APPEARED BEFORE ME WAYNE A. CHAPMAN AND PATRICIA H. CHAPMAN, HIS WIFE, AND DON S. DAVIS AND EDITH M. DAVIS, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 28<sup>TH</sup> DAY OF OCTOBER, 1971.

D. S. Morgan  
Notary Public in and for  
the State of Washington  
residing at OAK HARBOR

RESTRICTIONS

RESTRICTIONS AND PROTECTIVE COVENANTS APPLYING TO THIS PLAT ARE RECORDED UNDER AUDITOR'S FILE NUMBER 245724, Vol. 244 of Island County, Page 246.

SURVEYOR'S CERTIFICATE

I, H.L. MORGAN, HEREBY CERTIFY THAT THE PLAT OF DAVIS LANDING, DIVISION NO. 1, IS BASED UPON AN ACTUAL SURVEY, THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET AND THAT ALL LOTS HAVE BEEN STAKED ON THE GROUND AS SHOWN.

H.L. Morgan  
Registered Civil Engineer  
and Land Surveyor

TREASURER'S CERTIFICATE

I, RUTH E. ZYLSTRA, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED BY THIS PLAT ARE FULLY PAID TO AND INCLUDING THE YEAR 1972.

Ruth E. Zylstra  
RUTH E. ZYLSTRA  
Treasurer

APPROVALS

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) THIS 15 DAY OF November, 1971

Halder W. E. Main, P. E.  
Island County Engineer  
Professional Engineer

APPROVED THIS 15 DAY OF November, 1971, A.D.

John R. Lundberg  
D. K. Christensen  
E. E. Christensen  
County Auditor  
Board of County Commissioners

CERTIFICATE OF TITLE

RECORDED November 15, 1971, UNDER FILE NUMBER 245722, VOLUME 244, PAGE 222, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF WAYNE A. CHAPMAN ON November 15, 1971, AT 22 MINUTES PAST 11 A.M., AND RECORDED IN VOLUME 11 OF PLATS, PAGES 54 AND 55, UNDER FILE NUMBER 245723, RECORDS OF ISLAND COUNTY, WASHINGTON.

C. Duane Hays  
County Auditor  
by Margaret Bruckmeyer  
Deputy

H.L. MORGAN  
CIVIL ENGINEER & LAND SURVEYOR  
Oak Harbor, Washington

PLAT OF  
DAVIS LANDING

DIVISION NO. 1

In Section 26, T. 33 N., R. 2 E.W.M.

Sheet 2 of 2

DAVIS LANDING  
DIVISION NO. 1  
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